



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property Description of work

2576 N. Grant Boulevard, Grant Boulevard Historic District

Asphalt roof replacement with Owens Corning Supreme or GAF Royal Sovereign shingles. Soffit and fascia repair. Chimney repointing. Rebuilding built-in gutter system. Rear entry porch repair. See scope of work below.

Date issued 9/8/2025

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

- 1) All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion. Note: when new, bare wood is left exposed to the exterior elements for a period of only a week or two, the life of the paint job subsequently applied to it will be decreased. The use of a decay-resistant wood for is required for porch areas. Using western white pine or Ponderosa pine is "at your own risk" because this wood has no natural decay resistance and can deteriorate in some exterior settings in just a few years.
- 2) No dormers, chimneys, moldings parapets, or other permanent features will be altered or removed. No box vents, if used, will be visible from the street. If they are installed, they must be on a rear slope not visible from the street and they must be painted to blend with the color of the roofing material. A continuous ridge vent can be installed in place of box vents, but the vent must extend across the entire ridge and not stop short. Built-in rain gutters will be retained and patched where needed. Valleys must be metal W-shape with no interweaving of shingles. Valleys and flashing must be painted or factory-finished to match the roofing color, unless copper. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

We strongly recommend that the Wisconsin Historical Society's best practices for re-roofing with composition shingles be used to extend the life of your new roof. (Synthetic underlayment is an acceptable alternative to 30lb felt.) <https://www.wisconsinhistory.org/Records/Article/CS4260>

- 3) New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions of the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. See the city's books As Good As New or Good for Business, Masonry Chapters, for more information. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall

2.5 times the height of the joint before repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.


A sample panel of the masonry materials and their mortar must be reviewed and approved by HPC staff prior to general installation of the material.

UNDER NO CIRCUMSTANCES SHALL UNPAINTED MASONRY BE PAINTED, BE GIVEN A WATERPROOFING TREATMENT, OR CLEANED BY ABRASIVE MEANS; THIS STATEMENT SUPERSEDES ANY OTHER WORDING IN THIS DOCUMENT INDICATING THE CONTRARY.

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.



City of Milwaukee Historic Preservation

Copies to: Development Center

SCOPE OF WORK – 3 PAGES BELOW

| | | | |
|---|--|---------------------|-----------------|
| SCOPE OF WORK | | Scope Date: | |
| Yvonne Bell Gooden - 2576 N Grant Bl Tel: (414) 449-2112 | | Sept. 8th, 2025 | |
| Rehab Specialist: John Burke | | | |
| Loan Officer: Sam Overton | | Program: | |
| First inspection date: 9/4/2025 Prior version dates: | | STRONG Homes | |
| Both the " Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006 " and the " NIDC Addendum to Specifications ," dated 8/23/07 & 5/13/08, are incorporated into this scope by reference. These items provide an outline of materials requirements & performance expectations. Updated copies can be obtained from NIDC @ 809 N Broadway-3rd Flr. | | | |
| Lead Related Work: Any task that a disturbs previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code Chapter DHS 163 regarding the certification for the identification, removal and reduction of lead-based paint hazards (Pb). | | | |
| And, if applicable: <input type="radio"/> YES <input checked="" type="radio"/> NO | | | |
| Any task that disturbs a previously painted surface requires Milwaukee Health Department notification (Pb-N). Window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department Permit (Pb-A). | | | |
| Miscellaneous: The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract. | | | |
| Line # | Scope of Work Item | Code | Estimate |
| HISTORIC PRESERVATION | | | |
| 1 | Historic Preservation Note: A.) This residence is in the North Grant Boulevard Historic District. All exterior repairs and material installations are to be consistent with the requirements of the district, and match the original design of the property. This scope of work has been approved by the Milwaukee Historic Preservation Commission (HPC) and any changes to the indicated repairs in this scope, will need re-approval by the commission. Therefore, the contractor and homeowner are not to make any changes without first consulting the Rehab Specialist for this project. B.) The contractor and owner shall work together to provide any material samples to the HPC as necessary for compliance with the Certificate of Appropriateness, prior to commencing the repair. | Note | |
| HOUSE | | | |
| 2 | Roof Replacement: Tear off the existing shingles and replace the entire roof - all roof surfaces; main roof, entry porches, etc. Install 'W' flashing at all valleys. The roof currently has a base layer of OSB sheathing. Repair any damaged OSB/decking areas, due to water leakage. Install new flashing at the dormers. Provide ice and water shield a minimum of 3 feet wide at all roof edges, and valleys, install synthetic roofing felts, and metal drip and apron flashing. Install new roof vents per code. Provide all necessary flashings, 3-tab historic shingles with a minimum 25 year warranty. Color is to be dark, with minimal color contrast and minimal shadow lines. Recommendations; 1.) Owens Corning "Supreme", or 2.) Certaineed "XT-25", or 3.) GAF "Royal Sovereign". The specific color and material selection shall be approved by the HPC. | CV | |
| | | | \$18,000 |

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|-----------------|--|------------|---------|
| 3 | <u>New Roof Warranty:</u> The contractor shall apply for the shingle manufacturers roof warranty, or provide all information and assistance necessary (material purchases, date of purchase, warranty forms/application etc.) for the owner to apply for the shingle warranty. The contractor is to install the required products as necessary to establish the manufacturers warranty; starter strips, flashings, underlayment, roof vents, etc. All materials shall be installed according to manufacturers requirements. | NOTE | \$150 |
| 4 | <u>Built-In Box Gutters:</u> The existing gutters consist of EPDM membranes over the existing deteriorated metal box gutters. Remove the existing gutter system. Repair all underlying structural members, lookouts, and finish boards. Correct any sagging roof edges. Install new metal "built in" box gutters, flashed underneath the new roof system, and over the edge of outer roof fascia. Apply appropriate sealant at all joints and seams, color matched to the gutter. Re-connect to the existing downspouts. | CV, Pb | \$8,000 |
| 5 | <u>Soffit and Fascia Repairs:</u> A.) Remove and replace all 1x construction grade-pine boards and replace with clear (select) boards. Repair or replace all damaged fascia and soffit boards. Apply paintable caulking at all gaps and cracks. Scrape, prime paint, and finish paint the entire fascia. B.) Paint the areas of soffit being repaired, to match existing. Paint the unpainted surface, at one soffit location. Colors per owner. | CV, Pb | \$5,500 |
| 6 | <u>Downspouts:</u> Re-connect the gutters to the existing story inlets. Make any other repairs to the existing downspouts as necessary. | CV, Pb | \$500 |
| 7 | <u>Chimney Repairs:</u> A.) Reflash the chimney with metal flashing color matched to the new roof. B.) Tuck point the chimney with Type "N" soft mortar, with a high lime content, color matched to the existing mortar. C.) Replace the broken chimney cap. | CV | \$4,000 |
| 8 | <u>Rear Entry Porch Canopy:</u> A.) Remove and replace the roof structural components (joists, soffit supports, etc.) and roof decking, but retain bottom ceiling and soffits. Install new perimeter trim boards, to match the historic profile. B.) Re-flash the roof into the masonry, with metal step flashing following the mortar joints. C.) Prep and paint to match existing. C.) Note: this porch is to receive new shingled roofing, per Work Item #2. | PERMIT, CV | \$3,500 |
| INTERIOR | | | |
| GENERAL | | | |
| 9 | <u>Plaster and Paint Repairs:</u> Remove loose plaster and paint at all areas which possibly contribute to lead (Pb) contamination. All patches are to match the existing finish of the adjacent surfaces. Spot prime paint and finish paint the patched areas. Noted Areas; Second floor North bedroom closet, and attic finished ceiling. | CV, Pb | \$550 |
| 10 | <u>Alarms:</u> Install a combination smoke/CO alarm in the basement, first floor, second floor. All alarms shall be sealed battery, 10 year lithium ion units. | CV | \$225 |
| 11 | <u>GFCI Receptacles:</u> Replace the existing electrical receptacles at wet areas with ground fault protected receptacles at the following locations; one at the kitchen sink counter, and one in the 2nd floor bathroom. Make all necessary corrections to the wiring and boxes at these locations, and install cover plates. | PERMIT, CV | \$400 |

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|-------|---|--------------|-----------------|
| 12 | <u>Receptacles/Switches - Electrical Repairs:</u> There are multiple electrical receptacles and switches which do not have cover plates, appear to be set inappropriately within their fixture boxes, and/or the fixture is damaged. Make all necessary corrections to the wiring and boxes at these locations, replace old switches/receptacles and install cover plates. Locations; (3) switches at base of 2nd floor stair, (3) switches at rear entry, (1) 1st floor receptacle, (1) switch at kitchen sink counter, and (1) switch at 3rd floor room. | PERMIT, CV | \$1,500 |
| 13 | <u>Dishwasher Electrical:</u> NM wiring has been used for the dishwasher, and can be damaged where it is exposed under the kitchen sink. Correct to a code compliant state; Replace with BX armored cable wiring, or protect by placing it within conduit. | CV, PERMIT | \$200 |
| 14 | <u>Light Fixtures - Electrical Repairs:</u> Install a new light fixture in the basement laundry area, and at the rear entry - at the top of the basement stair, and at the exterior canopy of the rear entry. Correct all wiring and box issues. | CV | \$400 |
| | BASEMENT | | |
| 15 | <u>Laundry Tub Faucet:</u> Replace the laundry tub faucet. | CV | \$225 |
| | FIRST FLOOR | | |
| 16 | <u>Double Keyed Deadbolt:</u> Replace the double keyed deadbolt at the rear entry with a thumb turn deadbolt. | CV | \$125 |
| | BASE BID SUMMARY (Note: Contractors are to provide line item estimates with their bid.) | | |
| | Scope Estimate: | | \$43,275 |
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| | ALTERNATE WORK ITEMS | | |
| ALT-1 | <u>Boiler Replacement:</u> Replace the existing boiler. Make any repairs necessary for the entire system to ensure functionality. | CV, PERMIT | \$12,000 |
| | ALTERNATE BID SUMMARY | | |
| | Alternate Scope Estimate: | | \$12,000 |
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| | Attachments: none | | |
| | | | |
| | Owner Approval: | Date: | |
| | <i>owner signature</i> | | |
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